



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**344 7 Street E
Brooks, Alberta**

MLS # A1255728



\$345,000

Division:	East End
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,478 sq.ft.
Zoning:	I-L

Heating:	Overhead Heater(s), Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity, Natural Gas, Garbage Collection, Phone, Sewer
Exterior:	Concrete, Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.64 Acre
Sewer:	Public Sewer	Lot Feat:	City Lot
Inclusions:	Surveillance System, Garage door openers, Radiant heaters		

EXCELLENT 3478 SQ,FT shop for sale. This shop is in a great location to operate many businesses from, on a truck route. You will definitely appreciate having lots of storage space on the 0.64 acres or even room to expand if needed. The shop is heated by radiant heaters. and has 2 12 foot high overhead doors. You also have a reception area with washroom and a separate shop washroom. Low maintenance metal exterior is another bonus. Property is Zoned Light Industrial.